

ZONING AND ADJUSTMENT BOARD

November 7, 2005

The Zoning and Adjustment Board of Sumter County, Florida convened on Monday, November 7, 2005, at 6:30 P.M. with the following members present: Larry Story- Chairman, Ron Berry, Frank Szczepanski, Dossie Singleton, Marge Thies, Todd Brown, and Dale Nichols. Richard Cole, Jr., Frank Topping, Rusty Mask, Evan Merritt, and James Sutton were absent. Terry Neal- Zoning and Adjustment Board Attorney, Sandy Cassels- Board Secretary, and Roberta Rogers- Director of Planning and Development, were present.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Story presented the proof of publication.

Ms. Thies made a motion to approve the minutes from the October 17, 2005 meeting with three minor changes. Mr. Nichols seconded the motion and the motion carried.

T2005-0043

Burton & Linda Jay

Burton Jay, applicant, was present and requesting a Temporary Use Permit for one year for a travel trailer while residence is being constructed. There were eleven (11) notices sent. Of the eleven (11) notices sent, one (1) was returned in favor and none were returned in objection. There were no objections from the audience.

Mr. Nichols made the motion to recommend approval of the Temporary Use Permit for one (1) year based on the information provided in the staff report. Mr. Brown seconded the motion and the motion carried.

T2005-0044

Roger & Barbara Wynn

No one was present for the applicant.

Mr. Nichols made the motion to table this request until the November 21, 2005 Zoning & Adjustment Board Meeting. Ms. Thies seconded the motion and the motion carried.

T2005-0045

Steve & Joanne Maganoli

Vince Paletta, representative for the applicant, was present and requesting a Temporary Use Permit for three (3) years for a care receiver's residence. Mr. Nichols asked the representative if he was the person who needed the care. Mr. Paletta explained he would be the care receiver. Mr. Nichols asked Mr. Paletta if his family would be leasing the property from the Maganoli's. Mr. Paletta explained his family is buying the property.

Mr. Nichols made the motion to approve the Temporary Use Permit for three (3) years for a care receiver's residence based on the information provided in the staff report. Ms. Thies seconded the motion and the motion carried.

R2005-0100

Edward & Debbie Priest

Edward & Debbie Priest, applicants, were present and requesting a rezoning on 3 acres MOL from RR5C to RR1C. There were ten (10) notices sent. Of the ten (10) notices sent, one (1) was returned in objection and none were returned in favor. Mrs. Rogers read the letter of objection into the record. There was one objection from the audience (Mrs. Iris Alfonso).. Mr. Nichols asked Mr. Priest who would be residing on the property. Mr. Priest explained he was deeding the property to his son, who is in the military, but will be returning here to live when he is released. Mrs. Alfonso asked Mr. Priest what his plans were for the remainder of the property. Mr. Priest explained he plans to sell the remainder of the property. Mr. Nichols asked Mrs. Rogers if this would be legal. Mrs. Rogers explained this was legal as long as neither of the parcels created are not less than two (2) acres each.

Mr. Nichols made the motion to recommend approval of the rezoning from RR5C to RR1C on 3 acres MOL to the Board of Sumter County Commissioners based on the information provided in the staff report. Ms. Thies seconded the motion and the motion carried.

R2005-0106

Walter Morris & Kesia Keller

Walter Morris & Kesia Keller, applicants, were present and requesting a rezoning of 4 acres MOL from RR5 to RR1C. There were ten (10) notices sent. Of the ten (10) notices sent, none were returned in objection or in favor. There were no objections from the audience. Mrs. Cassels explained the illegal zoning was discovered when the applicants came in to get a building permit to set-up a mobile home on this parcel due to the parcel being split by lineal transfer.

Mr. Nichols made the motion to recommend approval of the rezoning of 4 acres MOL from A5 to RR1C to the Board of Sumter County Commissioners based on the information provided in the staff report. Ms. Thies seconded the motion and the motion carried

Mr. Nichols made a motion to adjourn the meeting at 7:00 pm. Ms. Thies seconded the motion and the motion carried.

Larry Story, Chairman
Zoning and Adjustment Board